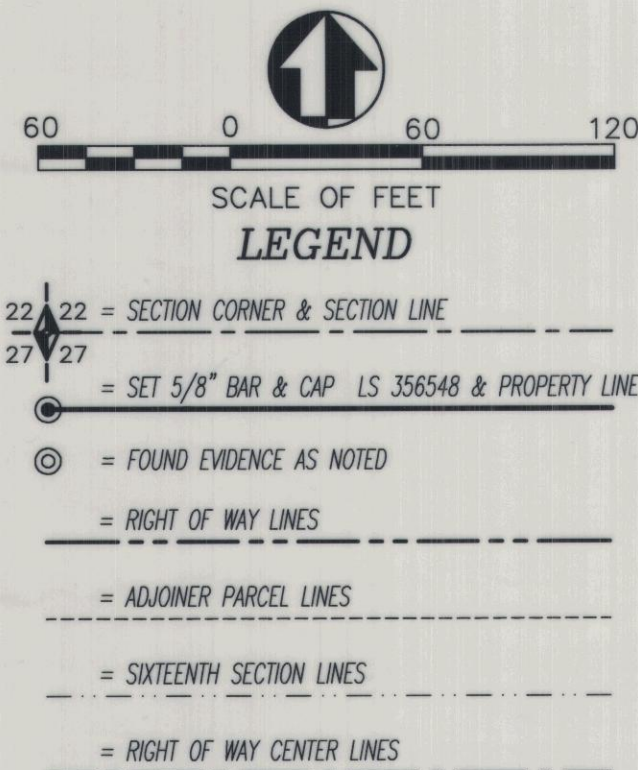


BASIS OF BEARING
N00°12'49"E 2648.61' (Meas.)
1324.13'
State Street

Northwest Corner Section 27,
Township 2 South, Range 1 West, Uintah
Special Meridian.
Found spike and washer stamped 148951.

21 22
28 27 S89°48'48"E 1320.81' (Meas.)

1070.00'



P.O.B. PARCEL 4
S89°54'13"W 250.75'
fence line runs along boundary line.

BROCKBANK
Entry 408255
Book A542
Page 310

SUBJECT PARCEL 4
Contains 4.37 acres
±190,500 sq. ft.

Northwest Sixteenth Section Corner
Found 1.5" Alum. disc on #5 Rebar
See ROS #2139 Duchesne County.

PEPPER RIDGE SUBDIVISION PHASE 1

West Quarter Corner Section 27,
Township 2 South, Range 1 West, Uintah
Special Meridian.
Found brass cap under asphalt.
Markings obliterated.

28 27
28 27

West Sixteenth Section Corner
Found 2" Alum. cap on #5 Rebar
under road base
See ROS #2139 Duchesne County.

EXCEPTED PARCEL TO
ENTRY 383352
BOOK A484
PAGE 771

BOOK A250
PAGE 784

800 South Street
S89°34'34"E 1320.83' (Meas.)

TITAN DEVELOPMENT
ENTRY 383352
BOOK A484
PAGE 771

REMAINDER PARCEL 3
Contains 4.37 acres
±190,500 sq. ft.

DUCHESNE COUNTY SCHOOL DISTRICT
ROS #2130

REMAINDER PARCEL 2
ENTRY 383352
BOOK A484
PAGE 771
Contains 2.17 acres
±94,588 sq. ft.

TITAN DEVELOPMENT
ENTRY 383352
BOOK A484
PAGE 771

REMAINDER PARCEL 1
Contains 4.37 acres
±190,500 sq. ft.

800 East Street

1080 South Street

North Quarter Corner Section 27,
Township 2 South, Range 1 West,
Uintah Special Meridian.
Found 2" alum. cap on #5 rebar
stamped 1/4 22-27 T2S, R1W.
"Timberline" LS 6028691.
See ROS #3311 Uintah County.

22 22
27 27

ROOSEVELT CITY
ENTRY 400316
BOOK A521
PAGE 568

500 East Street

ROOSEVELT CITY
ENTRY 400316
BOOK A521
PAGE 568

500 East Street

NARRATIVE:

Boundary Consultants was retained by Nate Brockbank to survey the subject parcels prior to its subdivision. A Record of Survey performed and filed by Jerry D. Allred, Duchesne County Surveyor's file number 2139, was retraced with monumentation found as shown hereon. The subject parcel of said Record of Survey 2139 is "Senior in Title" to the subject parcels. Section monumentation was found as shown hereon.

DESCRIPTIONS:

REMAINDER PARCEL 1:

A parcel of land lying and situate in the Northeast Quarter of the Northwest Quarter of Section 27, Township 2 South, Range 1 West, Uintah Special Meridian, Roosevelt City, Duchesne County, Utah, comprising 4.37 acres of that particular parcel of land described in that certain Warranty Deed recorded February 07, 2006 as Entry 383352, in Book A484, at Page 771 of the Duchesne County Records. Basis of bearing for subject parcel being North 00°12'49" East 2648.61 feet (measured) between the Duchesne County Survey Monuments monumentizing the west line of said Northwest Quarter Section. Subject parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 27, thence South 89°48'48" East 1320.80 feet to the Duchesne County Survey aluminum cap monumentizing the North Sixteenth Corner of said Section 27; Thence South 00°10'38" West 1339.78 feet to the northwest corner of the Uintah Shadows Subdivision; Thence the following two (2) courses coincident with the north boundary of said subdivision, 1) South 89°36'59" East 120.06 feet; 2) South 88°54'48" East 56.01 feet to a number 5 rebar and orange plastic cap stamped 148951 monumentizing the northwest corner of Lot 24 of said subdivision and the TRUE POINT OF BEGINNING; Thence the following two (2) courses coincident with the southerly boundary of that particular parcel of land transferred to the Duchesne County School District, depicted on that certain Lot Split Survey certified by Jerry D. Allred, P.L.S. County Surveyor's file number 2139, 1) North 00°10'27" East 279.21 feet; 2) South 89°43'05" East 682.58 feet to the west boundary of that particular parcel of land transferred to Roosevelt City by that certain Warranty Deed recorded November 13, 2007 as Entry 400315 in Book A521 at Page 556 of the Duchesne County Records; Thence South 00°02'45" West 279.20 feet coincident with said west boundary to the northeast corner of said subdivision; Thence North 89°43'05" West 683.21 feet to the point of beginning.

REMAINDER PARCEL 2:

A parcel of land lying and situate in the Northeast Quarter of the Northwest Quarter of Section 27, Township 2 South, Range 1 West, Uintah Special Meridian, Roosevelt City, Duchesne County, Utah, comprising 2.17 acres of that particular parcel of land described in that certain Warranty Deed recorded February 07, 2006 as Entry 383352, in Book A484, at Page 771 of the Duchesne County Records. Basis of bearing for subject parcel being North 00°12'49" East 2648.61 feet (measured) between the Duchesne County Survey Monuments monumentizing the west line of said Northwest Quarter Section. Subject parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 27, thence South 89°48'48" East 1320.81 feet to the Duchesne County Survey aluminum cap monumentizing the North Sixteenth Corner of said Section 27; Thence South 00°10'36" West 1339.78 feet to the northwest corner of the Uintah Shadows Subdivision and the TRUE POINT OF BEGINNING; Thence North 00°23'24" East 16.04 feet to the 1.5" aluminum disc monumentizing the Northwest Sixteenth Section Corner; Thence North 00°10'27" East 706.82 feet coincident with said Sixteenth Section line to a number 5 rebar and orange plastic cap stamped "148951" monumentizing a point on the west boundary of that particular parcel of land transferred to the Duchesne County School District, depicted on that certain Lot Split Survey certified by Jerry D. Allred, P.L.S. County Surveyor's file number 2139; Thence the following four (4) courses coincident with said "School" parcel, 1) South 89°43'05" East 120.01 feet (120.00 per Allred Survey) to a number 5 rebar and orange plastic cap stamped "148951"; 2) South 00°10'27" West 444.32 feet to a number 5 rebar and orange plastic cap stamped "148951"; 3) South 89°43'05" East 28.00 feet; 4) South 00°10'27" West 279.15 feet to a point on the north boundary of said subdivision; Thence the following two (2) courses coincident with said north boundary, 1) North 88°54'48" West 28.01 feet; 2) North 89°36'59" West 120.06 feet to the point of beginning.

REMAINDER PARCEL 3:

A parcel of land lying and situate in the Northeast Quarter of the Northwest Quarter of Section 27, Township 2 South, Range 1 West, Uintah Special Meridian, Roosevelt City, Duchesne County, Utah, comprising 4.37 acres of that particular parcel of land described in that certain Warranty Deed recorded February 07, 2006 as Entry 383352, in Book A484, at Page 771 of the Duchesne County Records. Basis of bearing for subject parcel being North 00°12'49" East 2648.61 feet (measured) between the Duchesne County Survey Monuments monumentizing the west line of said Northwest Quarter Section. Subject parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 27, thence South 89°48'48" East 1320.81 feet to the Duchesne County Survey aluminum cap monumentizing the North Sixteenth Corner of said Section 27; Thence South 00°10'27" West 447.00 feet coincident with said West Sixteenth Section line to a number 5 rebar and orange plastic cap stamped "148951" monumentizing the southwest corner of that particular senior parcel of land described in that deed recorded in Book A250 at Page 784 of the Duchesne County Records; Thence South 89°34'34" East 487.25 feet coincident with the south boundary of said parcel to the TRUE POINT OF BEGINNING; Thence North 00°10'16" East 447.00 feet coincident with said senior parcels east boundary to a point on the north section line; Thence South 89°34'34" East 368.97 feet coincident with said section line to a point on the west boundary of that particular parcel of land transferred to Roosevelt City by that certain Warranty Deed recorded November 13, 2007 as Entry 400315 in Book A521 at Page 556 of said County Records; Thence South 00°02'45" West 447.01 feet coincident with said west boundary to the northeast corner of that particular parcel of land transferred to the Duchesne County School District, depicted on that certain Lot Split Survey certified by Jerry D. Allred, P.L.S. County Surveyor's file number 2139; Thence North 89°34'34" West 369.97 feet coincident with the north boundary of said School Parcel to the point of beginning.

SUBJECT PARCEL 4, ENTRY 406255, BOOK A542, PAGE 310:

Township 2 South, Range 1 West, Uintah Special Meridian Section 27: Commencing at the Northwest Corner of said Section 27; Thence South 89°49'02" East [South 89°48'48" East measured] (EAST, by record) 1070.00 feet along the North line of the Northwest Quarter of the Northwest Quarter of said Section; Thence South 00°10'05" West 597.58 feet to the True Point of Beginning; Thence South 00°10'05" West 726.28 feet [726.32 feet measured] to the South line of said aliquot part; Thence South 89°50'41" East 250.84 feet [250.67 feet measured] to the Southeast Corner of said aliquot part; Thence North 00°10'05" East 727.38 feet [North 00°10'27" East 727.48 feet measured] along the East line of said aliquot part; Thence South 89°54'13" West 250.84 feet [250.75 feet measured] to the True Point of Beginning.

COUNTY SURVEYOR'S FILE # 2860



DATE
09-12-13

SCALE
1"=60'

PROJECT
NUMBER
1305004

RECORD OF SURVEY OF
PARCELS SERIAL NUMBERS R-908-1, R-907-10
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
UINTAH SPECIAL MERIDIAN, CITY OF ROOSEVELT, DUCHESNE COUNTY, UTAH

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED	DEH	DRAFTED	DEH	CHECKED	DEH
SHEET	1	OF	1		